

**MEMORANDUM**

**To:** Board of Regents  
**From:** Board Office  
**Subject:** Register of Iowa Braille and Sight Saving School Capital Improvement Business Transactions for the Month of May 2001  
**Date:** June 11, 2001

**Recommended Action:**

Approve the Register of Capital Improvement Business Transactions for the Iowa Braille and Sight Saving School.

**Executive Summary:**

The Iowa Braille and Sight Saving School requests approval of a project description and budget for the **Conversion of Barn into a Bus Storage Facility** project (\$40,000), which would convert the existing barn into a vehicle storage facility to house the School's bus fleet.

The School requests approval of a revised project budget for the **Rice Hall - Heating Ventilating and Air Conditioning (HVAC) Upgrade** project (\$936,137, an increase of \$360,137) and award of the construction contract to Modern Piping, Inc., of Cedar Rapids, Iowa in the amount of \$731,683. The original project budget, which was based on a construction cost estimate included in an HVAC feasibility study, was determined to be inaccurate during design of the project. The \$731,683 bid of Modern Piping for the base bid and two alternates, which the School wishes to accept, is 21.5% below the estimate for the base bid and the selected alternates.

**Background and Analysis:**

**Conversion of Barn - Bus Storage Facility**

Source of Funds: Building Repair Funds      Project Amount: \$40,000

The School's buses are currently parked outside in the parking lot behind the Recreation Building. The ground floor of the barn is presently used for storage of low-value items and is of sufficient size to house six buses. The proposed work would modify the barn to accommodate the buses, while restoring the historic dairy barn to make it an attractive part of the campus.

Housing the vehicles inside will aid winter starting, help prevent vandalism, and increase their useful life. It will also free up parking lot space next to the Recreation Building for staff, student activity, and community parking.

Use of this building to house the buses will require a new drive and parking area at the south entry. Upon project approval, a wide drive/parking area would be installed in conjunction with an institutional road project slated for construction later this summer. The institutional roads project is being administered by the Department of Transportation, which has estimated the cost of a change order for the drive and parking area at \$20,000.

### Rice Hall – Heating, Ventilating, and Air Conditioning (HVAC) Upgrade

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 576,000	Sept. 2000	Approved
Engineering Agreement (Farris Engineering)	77,760	Jan. 2001	Approved
Revised Total Budget	936,137	June 2001	Requested
Construction Contract (Modern Piping, Inc.)	731,683	June 2001	Requested

Two years ago, with the advent of an expanded summer school, the School began to examine the possibility of providing centralized cooling to the campus buildings. (Currently, limited cooling is provided by window air units and several small systems which serve portions of some buildings.) Due to the age and condition of building heating systems, a campus-wide feasibility study also examined these systems. The consultant hired by the School and Iowa State University, which coordinates construction projects for the special schools, recommended a geothermal heat pump system for heating and cooling. The School determined that Rice Hall, the School's dormitory, was the highest priority project.

This project will upgrade the heating system and provide central cooling for the 36,000 gross square foot Rice Hall. The heating system on the 1<sup>st</sup> and 2<sup>nd</sup> floors of the building is original, having been installed when the building was built in 1950. The basement heating system failed in the 1960's and was replaced at that time. The building is currently heated through the campus boilers, which burn natural gas. At present natural gas prices, the use of renewable geothermal energy for heating will result in significantly lower heating costs. The proposed geothermal system will also result in lower cooling costs than other cooling options, which were examined.

The School requests approval of a revised project budget in the amount of \$936,137. The original project budget of \$576,000 was based upon the initial feasibility study. The School reports that as design work proceeded, it became apparent that the initial budget would be inadequate. In consultation with the Board Office, it was determined that it would be more practical to proceed with the bidding and then determine the amount that the project budget needed to be revised. A request to the Board for approval of the revised budget and contract award could thus be made simultaneously.

On June 7, 2001, Iowa State University, received bids from three contractors for the project. The low base bid submitted by Modern Piping, Inc. of Cedar Rapids, Iowa, in the amount of \$630,699 was approximately 11.7% below the engineer's estimate of \$714,000.

The School requests approval to award the construction contract to Modern Piping, Inc. in the amount of \$731,683 for the base bid plus alternate #1 in the amount of \$49,274, which will connect the system to the School's Johnson Controls facilities management system, and alternate #2 in the amount of \$51,710, which will install the new HVAC system on the basement floor of Rice Hall.

Project Budget

	Original Budget <u>Sept. 2000</u>	Revised Budget <u>June 2001</u>
Source of Funds:		
FY 2000 Capital Appropriation	\$410,000	\$425,000
FY 2002 Capital Appropriation	0	200,000
Unrestricted Endowment Funds	114,000	110,000
Building Repair Funds	<u>52,000</u>	<u>201,137</u>
TOTAL	\$576,000	\$936,137

  
Joan Racki

Approved:

  
Frank J. Stork